

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
HDH RE LLC 306 WINTER STREET HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC.	3420	176,700	176,700								
					4	COM LAND	3420	116,700	116,700								
SUPPLEMENTAL DATA						Total		293,400	293,400								
Alt Prcl ID		Split Zonin		Plan Ref.													
306 WINTER STREET		#DL 1 LOT 36A		Land Ct# 15177-J													
HYANNIS MA 02601		#DL 2		Life Estate													
GIS ID F_987934_2703619				PP STATU													
Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HDH RE LLC		C228 0	12-30-2021	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MARSHALL, AMY BETH		C204 0	07-24-2014	U	I	0	1	2025	3420	176,700	2024	3420	173,800	2023	3420	173,800	
SEITL, WAYNE F & BANK OF AMERICA NA T		#D12 0	07-23-2014	U	I	0	1		3420	116,700		3420	116,700		3420	116,700	
KEPNES, BENJAMIN & RUTH		C703 0	04-28-1977	U		0		Total		293,400	Total		290,500	Total		290,500	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B	Tracing		Batch											
CI04						HYAN											
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
BLDC-22-14	08-09-2022	803	Addn Alt-Comm	260,265		100		Tenant Fitout for dental office r	04-30-2020	GM	04		FR	Field Review			
SIGN-22-1	01-12-2022	836	Sign	0		100		Navy blue, metallic silver, and	10-11-2018	SR	01		03	Cycl Insp Comp			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3420	PROF/MED/DEN	RB	4	Hyannis	0.150	AC	330,000.00	3.41750	C	1.00	CI04	0.690		0	778,173	116,700
Total Card Land Units						0.15	AC	Parcel Total Land Area: 0.15				Total Land Value				116,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	180	Dental Office			
Model	94	Commercial			
Grade	C-	Average Minus			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3420	PROF/MED/DENTL			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	08	TYPICAL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3420				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3420	PROF/MED/DENTL	100
		0
		0

COST / MARKET VALUATION	
RCN	233,735
Year Built	1967
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	173,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,364	3.00	1985		32		0.00	3,200
SGN2	DOUBLE SIDE	L	15	39.53	2002		66		0.00	400
SGNP	SIGN POST 6"	L	10	10.66	2002		66		0.00	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	174.95	191,047
BMT	Basement Area	0	1,092	218	34.93	38,139
FEP	Enclosed Porch	0	75	26	60.65	4,549
Ttl Gross Liv / Lease Area		1,092	2,259	1,336		233,735

